



**Planning Staff Report to  
Design Review Board - Neighborhood**  
**June 25, 2021**  
*for the July 1, 2021 Public Hearing*

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<b>Docket Number:</b>	<b>APL 21-401</b>
<b>Applicant:</b>	John Petrich
<b>Property Owner:</b>	PR Design INC
<b>Property Location:</b>	607 Townes Street
<b>Tax Map Number:</b>	000500-03-00101
<b>Zoning:</b>	R-6, Single-Family Residential District, Col. Elias Earle POD
<b>Proposal:</b>	<b>APPEAL OF ADMINISTRATOR'S DECISION RE: CAS 21-250 TO DENY VINYL WINDOW REPLACEMENTS AT 607 Townes Street.</b>
<b>Staff Recommendation:</b>	<b>Affirm administrator's decision</b>

**Staff Analysis:**

The applicant requests to appeal staff's denial of vinyl windows installed at 607 Townes Street. (CAS 21-250). CAS 21-250 is included within this agenda packet for reference.

The applicant submitted a Certificate of Appropriateness-Staff Level application (CAS 21-250), for staff review on March 26, 2021 that proposed the following:

- Replacement of original six-over-six wood windows with true divided lights (TDLs) replaced with non-compliant typical vinyl windows, with six-over-one simulated divided lights (SDLs). This work was completed without an approved Certificate of Appropriateness nor a building permit.

The home is located within the Col. Elias Earle Preservation Overlay District and was constructed in 1912; the home does not contribute to the National Register Historic District. Based on the City's Historic Resource Inventory, the wood windows, that were replaced without approval or permits, appear to have been original to the home's construction.

Staff issued a Notice of Action for the application on May 5, 2021, that denied the application. Staff comments included:

*Application is **DENIED** for the following reasons:*

1. *Vinyl is an inappropriate material for windows for homes located in a preservation overlay district. Wood or aluminum clad, which provides for the appearance of*

*wood, are approved materials. Design Guideline HR.16(A) states Using the same material (wood) as the original is preferred. It further states, A substitute material may be considered if it will match those of the original in dimension, profile and finish. Vinyl does not have the same finish as wood, nor do the replacement windows have the same dimension or profile.*

- 2. The original wood windows were six-over-six double hung windows. The replacement vinyl windows are six-over-one. Design Guideline HR.16(A) states, When window or door replacement is necessary, match the replacement to the original design as closely as possible.*
- 3. The mullions used for the replacement windows are only located on the inside and not located on the outside. This is also inconsistent with Design Guidelines HR.16(A) as it states match the replacement also in the number and position of glass panes. In addition, it is also inconsistent with Guidelines HR16(D), which states Snap-in muntins and mullions should be used on both the inside and **outside** of the window.*

#### Window Appeal

In the appeal of the administrator's decision, the appellant states he did not know the property was in an historic overlay and was subject to regulations. The appellant does not contend that that administrator erred in their denial.

The appellant has since informed staff that 30 windows in total were replaced on the home over a period of three (3) years. The only windows not replaced were ones located in a bathroom.

#### Summary and Recommendation

In its denial of the Certificate of Appropriateness (CAS 21-250), staff finds that the administrator correctly applied the following Design Guidelines:

1. HR.16(A) and (D) to the applicant's action to install inappropriate replacement windows without a prior Certificate of Appropriateness or a required building permit.

In summary, staff finds that the applicant has not provided adequate grounds to reverse the administrator's decision as documented in CAS 21-250. **Therefore, staff recommends that the Design Review Board affirm the administrator's decision.**

#### Applicable Land Management Ordinance sections

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##### **Section 19-2.3.8(3)(c) – Appeal to DRP**

1. A person having a substantial interest affected by the decision of the administrator on an application may appeal to the DRP by filing a written appeal with the administrator within ten business days of the mailing of a written decision. The appeal shall specify the grounds for the appeal.

2. The procedures for appeal are the same as those referenced in subsection 19-2.3.16, appeals from interpretations and decisions of the administrator, except that the appeal shall be heard by the DRP rather than the Board of Zoning Appeals.

### **Section 19-2.3.16(B) – Appeal Procedure**

1. *Initiation.* An appeal pursuant to this section may be initiated with the administrator by filing a written notice of appeal within ten business days of the date of mailing of the written decision or interpretation.
2. *Contents of appeal.* The written notice of appeal shall specify the grounds for the appeal, a statement of the improper decision or interpretation, the date of that decision or interpretation, and all supporting materials related to the decision.
3. *Record.* Upon receipt of the written notice of appeal, the administrator shall transmit all the papers, documents, and other materials relating to the decision or interpretation appealed to the board of zoning appeals or planning commission (whichever is appropriate). These materials shall constitute the record of the appeal.
4. *Scheduling of notice and hearing.* The board of zoning appeals or planning commission (whichever is appropriate) shall hear the appeal at the first meeting that allows sufficient time to prepare the record and meet required notice provisions of this chapter.
5. *Hearing by the board of zoning appeals.* At the hearing, the person making the appeal may appear in person, or by agent or attorney, and shall state the grounds for the appeal and identify any materials or evidence from the record to support the appeal. The administrator shall be given an opportunity to respond as well as any other city staff or other person the board of zoning appeals deems necessary. After the conclusion of the hearing, the board of zoning appeals shall affirm, partly affirm, modify, or reverse the decision or interpretation based on the record and the requirements and standards of this chapter. The concurring vote of a majority of the members of the board of zoning appeals shall be necessary to reverse any decision or interpretation on appeal.
6. *Hearing by the planning commission.* At the hearing, the person making the appeal may appear in person or by agent or attorney, and shall state the grounds for the appeal and identify any materials or evidence from the record to support the appeal. The administrator shall be given an opportunity to respond, as well as any other city staff or other person the planning commission deems necessary. After the conclusion of the hearing and within 60 days of the filing of the appeal, the planning commission shall affirm, partly affirm, modify or reverse the decision or interpretation, based on the record and the requirements and standards of this chapter. The concurring vote of a majority of the members of the planning commission shall be necessary to reverse any decision or interpretation on appeal.

### **Applicable Design Guidelines**

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**HR.16 A new or replacement window or door should match the appearance of the original.**

- A. When window or door replacement is necessary, match the replacement to the original design as closely as possible.
- B. Maintain the historic ratio of solid-to-void on a primary façade.
- C. A new opening should be similar in location, size and type to those seen traditionally.
- D. On a new or replacement window, wooden snap-in muntins and mullions may be considered.
- E. Windows and door should be finished with trim elements similar to those used traditionally.

Application # \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received: \_\_\_\_\_ Accepted by \_\_\_\_\_  
Date deemed complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_



**Application for  
APPEAL OF ADMINISTRATOR'S DECISION OR INTERPRETATION  
City Of Greenville, South Carolina**

**APPELLANT/OWNER INFORMATION**

	<b>APPELLANT</b>	<b>PROPERTY OWNER</b>
Name:	<u>JOHN Petrich</u>	<u>PR Designs</u>
Mailing	<u>101 W. EARLE ST</u>	
Address:	<u>Greenville, SC 29609</u>	
Phone:	<u>864 411 8563</u>	
Email:	<u>jpetrichgvl@gmail.com</u>	

**PROPERTY INFORMATION**

Street Address: 607 Townes St Greenville SC 29609

Tax Parcel #: 0005000300101 Zoning Designation: \_\_\_\_\_

**REQUEST**

Applicable Code Section: Cert. of App. 21-250

Description of Request: Attached

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### *Description f Request:*

Had no idea this was part of historic overlay. I replaced the deteriorated windows, with new vinyl double glazed, energy efficient windows 6/0 like the original windows. Would it be possible to replace part of the windows with wood clad (the top window) and keep the rest. I had spent a nice sum to replace the windows and I think the new windows are a nice up grade to the appearance and functionality of the house. I had replaced the windows as the units became vacant and over period of couple of years and by the time I received the stop work order I had completed the job 6 months prior. I apologize to my lack of knowledge regarding the historic implications to this property and any help in this over site would be appreciated.

## INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 4:00 pm within ten (10) business days of the date of the written decision or interpretation.
2. You must attach a statement addressing the reasons that you believe the administrator erred in his determination or interpretation of the City Code regarding the subject property.
3. You must attach any other information relevant to the disputed item, and if applicable, a scaled drawing of the property that reflects, at a minimum, the following:
  - Property lines, existing buildings, and other relevant site improvements;
  - The nature (and dimensions) of the disputed item;
  - Existing buildings and other relevant site improvements on adjacent properties; and
  - Topographic, natural features, etc.
4. You must attach the required application fee:
  - For appeal to the Board of Zoning Appeals: \$250.00 for persons having rights in contract in the subject land; \$50.00 for those adjacent to the subject land.
  - For appeal to the Design Review Board: \$150.00 for signs and single-family residential; \$300.00 for all other.
  - For appeal to the Planning Commission: \$250.00.
5. The administrator will review the application for "sufficiency" pursuant to **section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on a public hearing agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**
6. You must post the subject property at least 15 days prior to the scheduled hearing date.
  - The appellant acknowledges receiving \_\_\_\_ "Public Hearing" sign(s) and Posting Instructions from the Planning Office.

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7. The appellant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the appellant and property owner affirm that the tract or parcel of land subject of this application is, or is not, restricted by any recorded covenant that is contrary to, conflicts with, or prohibits, the requested activity.

If the planning office has actual notice that a restrictive covenant is contrary to, conflicts with, or prohibits the requested activity, the office must not issue the permit unless the office receives confirmation from the applicant that the restrictive covenant has been released by action of the appropriate authority, property holders, or by court order.

To that end, the appellant hereby affirms that the tract or parcel of land subject of the attached application **IS** \_\_\_\_ or **IS NOT** \_\_\_\_ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

APPELLANT:  DATE: 6-12-24

PROPERTY OWNER:  DATE: 6-12-24

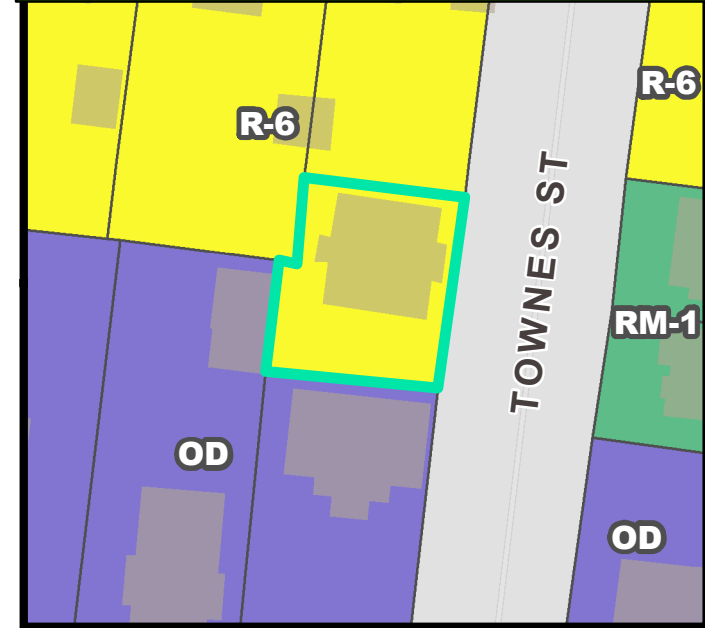


# CAS 21-250 • 607 TOWNES STREET

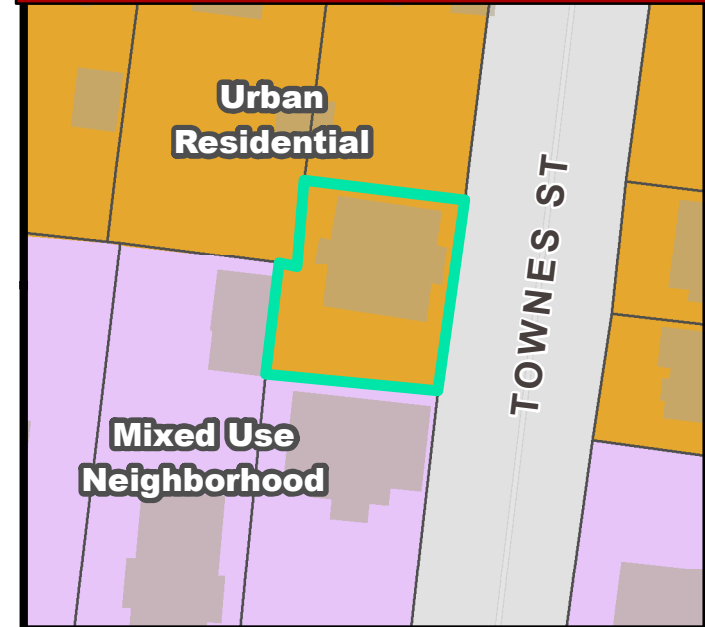
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE



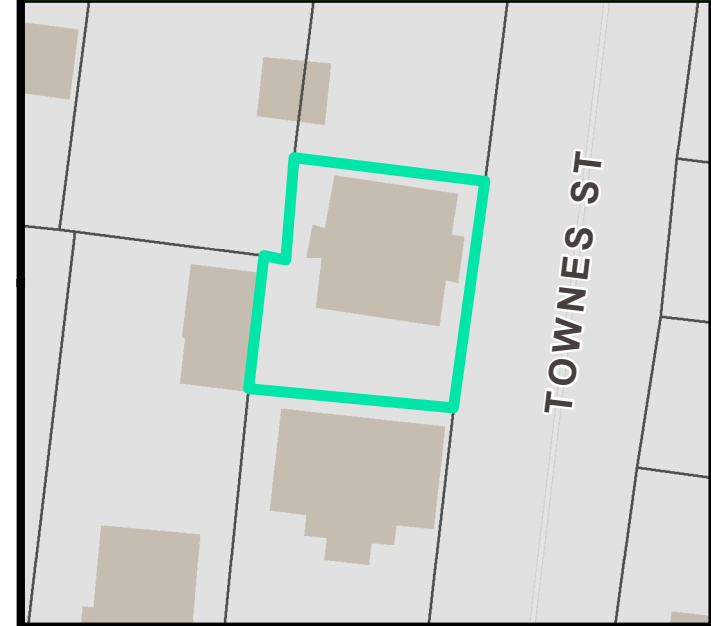


# CAS 21-250 • 607 TOWNES STREET

## NATURAL / ENVIRONMENTAL FEATURES

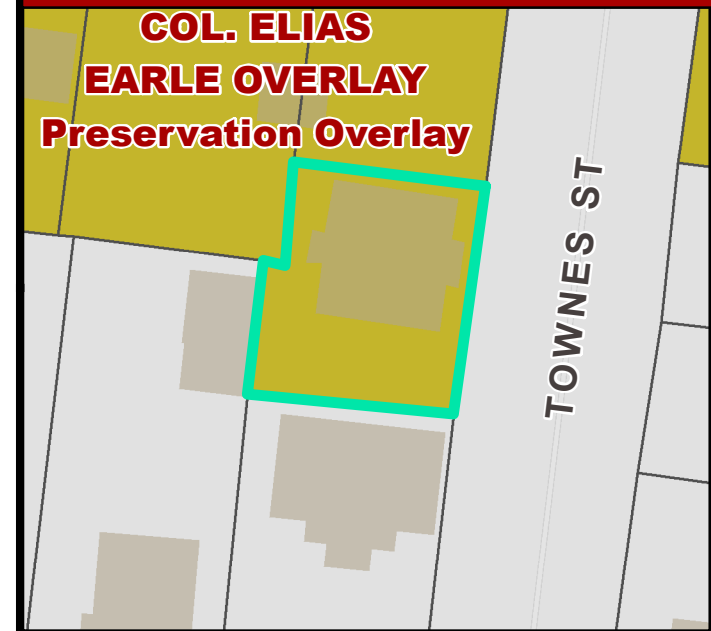


## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS

**COL. ELIAS  
EARLE OVERLAY  
Preservation Overlay**





# city of greenville

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Contact Planning & Development (864) 467-4476

### Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_  
Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

APPLICANT		PROPERTY OWNER	
*Name:	John Petrich	PR Designs Inc	
*Title:	owner	owner	
*Address:	101 W. EARLE ST <del>607 TOWNE ST</del> , Greenville		
*State:	SC		
*Zip:	29609		
*Phone:	864-419-8563		
*Email:	jpetrich@prdesigns.com		

### PROPERTY INFORMATION

\*STREET ADDRESS 607 TOWNE ST, Greenville, SC 29609

\*TAX MAP #(S) 000 50003 00101

\*PRESERVATION DISTRICT/SPECIAL DISTRICT Eastline Earle St

\*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

### DESCRIPTION OF REQUEST

\*SELECT APPLICATION TYPE: ☐ CA Neighborhood New ☒ CA Neighborhood Modification (☐ Major/ ☒ Minor)

☐ CA Urban New ☐ CA Urban Modification (☐ Major/ ☐ Minor)

☐ CAS Staff New (☐ Major/ ☐ Minor) *\*please see item D. for description*

☐ CAS Staff Modification

☐ Informal Review

\*ORIGINAL APPLICATION # (put N/A if new application) \_\_\_\_\_

To include: scope of project and response to specific guidelines and special conditions.

Replace deteriorating windows

**Staff Addendum:**

**NOA for CAS 21-250 – 607 Townes Street**

**Statewide Survey of Historic Resources**  
State Historic Preservation Office  
South Carolina Department of Archives and History  
8301 Parklane Rd.  
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 45 / / 1480

Status County No Quad No Site No

Tax Map No.: \_\_\_\_\_

***Reconnaissance Survey Form***

**Identification**

Historic Name: Jackson, R. Furman and Lula, house

Common Name:

Address/Location: 607 Townes St

City: Greenville

County: Greenville

Vicinity of:

Quadrangle Name: Greenville

Ownership: Private

Category: building

Historical Use Residential/Domestic

Date: ca. 1912

Current Use: Residential/Domestic

SHPO NR DOE: Not Eligible

Other Designation

Notes: 2-story, brick, hip-roof house with h p-roof, front entry w/single-leaf door and sidelights; 6/6 windows; 4 garage doors on side elevation at basement level; stone retaining wall

**Photographs**

Roll No.: Neg. No.: View of:

25 35 oblique



**Program Management**

Recorded by: CdM, Edwards-Pitman Environmental, Inc.

Date Recorded: 11/12/2002





May 5, 2021

101 W Earle Street  
GREENVILLE, SC 29609

RE: Certificate of Appropriateness # 21-250  
607 Townes St; TMS # 000500-03-00101

Dear Ladies and Gentlemen:

The City Planning Staff has DENIED a Certificate of Appropriateness to 607 Townes Street - New Windows. The Denial is based on the information and documents submitted with your application, dated March 26, 2021, and the application's compliance with *Design Guidelines for the Preservation Overlay Districts*.

Application is **DENIED** for the following reasons:

1. Vinyl is an inappropriate material for windows for homes located in a preservation overlay district. Wood or aluminum clad, which provides for the appearance of wood, are approved materials. Design Guideline HR.16(A) states *Using the same material (wood) as the original is preferred*. It further states, *A substitute material may be considered if it will match those of the original in dimension, profile and finish*. Vinyl does not have the same finish as wood, nor do the replacement windows have the same dimension or profile.
2. The original wood windows were six-over-six double hung windows. The replacement vinyl windows are six-over-one. Design Guideline HR.16(A) states, *When window or door replacement is necessary, match the replacement to the original design as closely as possible*.
3. The mullions used for the replacement windows are only located on the inside and not located on the outside. This is also inconsistent with Design Guidelines HR.16(A) as it states *match the replacement also in the number and position of glass panes*. In addition, it is also inconsistent with Guidelines HR16(D), which states *Snap-in muntins and mullions should be used on both the inside and **outside** of the window*.

If you believe the zoning office erred in its decision you have the right to appeal to the Design Review Board pursuant to South Carolina Code 1976, 6-29-890 within ten business days of receiving this notice of action (Sec 19-2.3.8(j)).

Failure to comply with the approved Certificate of Appropriateness, including any terms, conditions or limitations placed on it, is a violation of the City of Greenville Code of Ordinances, subject to enforcement actions against the responsible person, as provided in Sec. 19-10 of the City Code.

Sincerely,



Austin Rutherford, AICP  
Development Planner



**Planning comments:**

**Reviewed by:** Austin Rutherford, AICP

**Date:** May 5, 2021

**Recommend:** Deny

**Comments:**

Project location is 607 Townes Street in the Col. Elias Earle Preservation Overlay District. Scope of Work is window replacements. These improvements have been completed on all windows on the home except for the bathroom windows.

607 Townes Street was originally constructed in c.1912 (Survey #1480).

Application is **DENIED** for the following reasons:

1. Vinyl is an inappropriate material for windows for homes located in a preservation overlay district. Wood or aluminum clad, which provides for the appearance of wood, are approved materials. Design Guideline HR.16(A) states *Using the same material (wood) as the original is preferred*. It further states, *A substitute material may be considered if it will match those of the original in dimension, profile and finish*. Vinyl does not have the same finish as wood, nor do the replacement windows have the same dimension or profile.
2. The original wood windows were six-over-six double hung windows. The replacement vinyl windows are six-over-one. Design Guideline HR.16(A) states, *When window or door replacement is necessary, match the replacement to the original design as closely as possible*.
3. The mullions used for the replacement windows are only located on the inside and not located on the outside. This is also inconsistent with Design Guidelines HR.16(A) as it states *match the replacement also in the number and position of glass panes*. In addition, it is also inconsistent with Guidelines HR16(D), which states *Snap-in muntins and mullions should be used on both the inside and **outside** of the window*.



# city of greenville

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Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

APPLICANT		PROPERTY OWNER
*Name:	JOHN PETRICH	PR Des'gns Inc
*Title:	owner	owner
*Address:	101 W. EARLE ST <del>607 TOWNES ST</del> , Greenville	
*State:	SC	
*Zip:	29609	
*Phone:	864-419-8563	
*Email:	jpetrich94@gmail.com	

### PROPERTY INFORMATION

\*STREET ADDRESS 607 TOWNES ST, Greenville, SC 29609

\*TAX MAP #(S) 000 50003 00101

\*PRESERVATION DISTRICT/SPECIAL DISTRICT Ex. 2 line Earle St

\*ARE THERE EXISTING STRUCTURES ON THE PROPERTY? ☒ Yes ☐ No

### DESCRIPTION OF REQUEST

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Replace deteriorating windows

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\_\_\_\_\_

- Model (physical or digital model that includes the surrounding context with massing only, no texture or articulation is required). **The contextual model for the DRB boundary can be downloaded here: <https://greenvillesc.gov/364/Access-GIS-Data>, and is provided as a .skp file.**  
**Data is updated monthly.**

#### ARCHITECTURAL REVIEW

- Elevation Drawings of all Exterior Sides (indicate proposed materials, existing grade and proposed grade, proposed mechanical equipment, outdoor lighting fixtures, landscape drawings, design and location of signage, removal of existing building elements, addition to existing building, a streetscape elevation of building adjacent to and across the street from the site, including the proposed building).
- Sections (include vertical dimensions in feet, building sections where significant changes occur in building volume, wall section for review of material relationships).
- Detail Drawings (include material and methods of each type of construction affecting the exterior appearance of the structure, samples, brochures and photographs of all exterior finishes, windows, fixtures, lighting and signage).
- Renderings (include perspective drawings, including views from pedestrian and public realm).
- Model (physical or digital model that includes the surrounding context and should include accurate scale, architectural detail to the extent that it describes the design intent, proposed textures and proposed signage).

For more detail on these submittal requirements, please refer to the **Greenville Downtown Design Guidelines**, adopted May 2017.


**Please verify that all required information is reflected on the plan(s). Please submit one (1) paper copy and one (1) electronic version of the plan(s).**

4. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is \_\_\_ or **is not** \_\_\_ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

*Signatures		
Applicant		
Date	3.11	
Property Owner/Authorized Agent		
Date		
Public Hearing information		
Public Hearing signs		

## INSTRUCTIONS

1. All applications and fees (made payable to the City of Greenville) for Certificate of Appropriateness must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

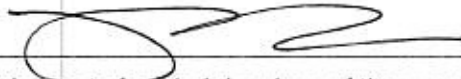
A. URBAN DESIGN PANEL	\$300.00, <i>site plan review</i>
	\$300.00, <i>architectural review</i>
B. SIGNS	\$150.00
C. NEIGHBORHOOD DESIGN PANEL	\$150.00
D. APPLICATION FOR STAFF REVIEW	
<u>Major:</u> All site development activity, roof gardens, decks, or accessory structures; or any project that requires consultation with a member of the DRB.	\$100.00
<u>Minor:</u> Color change; replacement of windows/doors; additions, deletions or replacement of awnings; re-roofing; and projects that do not involve structural alterations, increase/decrease in window/door area or removal of architectural features. Also, parking lots, service enclosures, exterior lighting and additions to building that do not exceed 25% of existing building footprint, except the West End Preservation Overlay District.	\$50.00
E. MODIFICATION TO AN APPROVED PROJECT	
Major (requires review by DRB)	½ Original Fee
Minor (requires review by staff)	\$50.00
F. INFORMAL REVIEW	\$50.00

2. The staff will review the application for "sufficiency" pursuant to Section 19-2.2.6, Determination of Sufficiency and will contact the applicant to correct any deficiencies which must be corrected prior to placing the application on the Design Review Board agenda.
3. **Public Notice Requirements.** Certificate of Appropriateness applications require a design review board public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled design review board hearing date.

(To be filled out at time of application submittal)

\_\_\_\_\_ Public Hearing signs are acknowledged as received by the applicant

\*APPLICANT SIGNATURE \_\_\_\_\_



1. You must attach one (1) complete set of scaled drawings of the property at an appropriate scale such as 1"=20' or 1/4" = 1', etc. Although construction drawings are not required, applicants for final approval should be able to provide construction drawings at the Design Review Board's (DRB) request. The Board may request additional information at any time to fully understand the proposal. Items submitted to the Board become the property of the City and will not be returned.

### SITE PLAN REVIEW

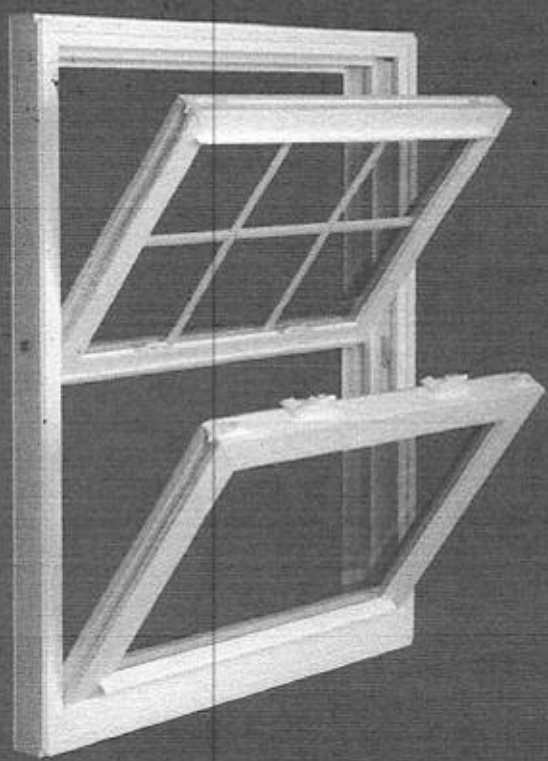
- Site Plan Drawings (indicating footprint of existing buildings, proposed building, proposed exterior elements, demolition of existing site features, floor plan, proposed exterior equipment, etc.).
- Massing Studies and Images (images shall be high resolution and should depict adjacent building, proposed building massing from various viewpoints, initial architectural details, photos of surroundings to review context, etc.).





# DOUBLE HUNG WINDOW

VINYL  
WINDOWS



## Color Options



Colors are reproduced as accurately as printer technology allows. Please see your authorized Ply Gem Windows representative for actual samples.

## FEATURES

- 1 Equal sightline sash to match traditional wood window appearance
- 2 Ventilation limit-latches for added security when windows are partially open. Optional child safety vent latch available
- 3 Fusion-welded frames and sash stay strong and in place for a lifetime of dependable performance
- 4 Fin and pile weatherstripping on both sash and mainframe protect against air, dust and moisture
- 5 Constant force balance system
- 6 New sleek, low-profile design — two cam-action locks on windows over 25" wide
- 7 Warm Edge (standard) or Warm Edge+ (optional upgrade) spacer systems and HP or HP<sub>MAX</sub> glass package options offer increased energy efficiency
- 8 Lift rail for ease of operation
- 9 Ergonomically designed tilt latch buttons for easy tilting in of both sash makes it easy and safe to clean the exterior of the window
- 10 New Generation uPVC vinyl never needs painting or caulking and resists conducting heat and cold
- 11 Extruded aluminum half-screen with fiberglass mesh
- 12 SilLock design — featuring sloped sill to keep windows dry and weather-tight seal at sill
- 13 Integral interlock and dual fin and pile weatherstripping on both sash and aiframe for protection against air, dust and moisture

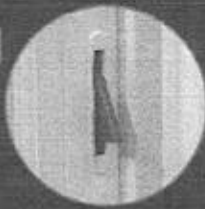


A



Cam-action locks

C



Optional child safety vent latch

B



Ventilation limit latches

D



Tilt-latch for ease of cleaning



## Austin Rutherford

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**From:** John Petrich <jpetrichgvl@gmail.com>  
**Sent:** Tuesday, April 13, 2021 9:47 AM  
**To:** Austin Rutherford  
**Subject:** Re: 607 Townes Street

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Good Morning,

1. Afraid the windows are no wood clad.
2. Bronze
3. All the windows, with the exception of bathroom windows.
4. All the existing windows were wood except a couple of bathroom windows were glass tile blocks

Sincerely,

John Petrich

On Mon, Apr 12, 2021 at 5:24 PM Austin Rutherford <[arutherford@greenvillesc.gov](mailto:arutherford@greenvillesc.gov)> wrote:

Hello John,

I need some information while reviewing your application for the windows at 607 Townes Street:

1. Can you confirm that the windows are not wood clad? I do not see that noted on the spec sheet.
2. What color window did you pick?
3. Can you tell me which windows on the home were replaced? Have all windows been replaced?
4. If any existing windows were not wood previously, please let me know and supply and supporting evidence.

Thank you,



**Austin Rutherford, AICP**

Development Planner | Planning & Development

[arutherford@greenvillesc.gov](mailto:arutherford@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov)

Phone: 864-467-4247

## Austin Rutherford

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**From:** Steven Gallant  
**Sent:** Wednesday, May 5, 2021 2:57 PM  
**To:** Austin Rutherford  
**Subject:** Re: 607 Townes









Sent from my iPhone

On May 5, 2021, at 11:13 AM, Austin Rutherford <arutherford@greenvillesc.gov> wrote:

Thanks!

<image001.jpg>

**Austin Rutherford, AICP**

Development Planner | Planning & Development

[arutherford@greenvillesc.gov](mailto:arutherford@greenvillesc.gov) | [www.greenvillesc.gov](http://www.greenvillesc.gov) | [West End Small Area Plan](#)

Phone: 864-467-4247

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**From:** Steven Gallant <sgallant@greenvillesc.gov>

**Sent:** Wednesday, May 5, 2021 11:13 AM

**To:** Austin Rutherford <arutherford@greenvillesc.gov>

**Subject:** RE: 607 Townes

Sure can do

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**From:** Austin Rutherford <[arutherford@greenvillesc.gov](mailto:arutherford@greenvillesc.gov)>

**Sent:** Wednesday, May 5, 2021 10:54 AM

**To:** Steven Gallant <[sgallant@greenvillesc.gov](mailto:sgallant@greenvillesc.gov)>

**Subject:** 607 Townes

Hi Steve,

I am finally getting around to the window replacement CA for this project.

Can you run by today or tomorrow and take a few pictures of the windows and the home from the sidewalk?

Thank you,

<image001.jpg>

**Austin Rutherford, AICP**

Development Planner | Planning & Development

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